



Ferndown Road Frinton-On-Sea, CO13 9LS

Show Home Condition Having undergone a complete refurbishment and re-modelling by the current owners, being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO/THREE BEDROOM EXTENDED DETACHED CHALET. The property is situated inside the much sought after 'Gates' of Frinton-on-sea, boasting easy reach of the town centre, mainline railway station and seafront. This stunning property offers a ground floor bedroom with access to a ground floor bathroom, a 26' lounge/dining/kitchen area with access to a secluded rear garden. On the first floor is where the master bedroom is situated with two Juliette balconies overlooking the rear, a walk in wardrobe, separate study/office area, and a shower room all finished to a very modern standard. This unique property will not be available for long so an early viewing is advised to fully appreciate the accommodation on offer.

- **Two/Three Bedrooms**
- **Ground Floor Bathroom & First Floor Shower Room**
- **Walk In Wardrobe To The Master Bedroom**
- **26' x 17'6" Lounge/Dining/Kitchen Area**
- **Secluded Rear Garden**
- **Solar Panels**
- **Water Softener**
- **Ample Off Street Parking & Garage**
- **No Onward Chain**
- **EPC Rating C / Council Tax Band -TBC**



Price £599,995 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:-

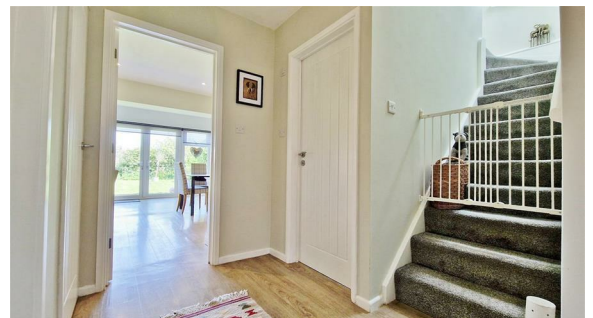
Entrance Porch

Tiled flooring. Radiator. Sealed unit double glazed obscured windows to side and front aspects. Door to:-



Hallway

Stair flight to first floor. Built in storage cupboard. Radiator. Door to:-



Lounge/Bedroom 3

16' x 11'5"

Radiator. Obscured sealed unit double glazed window to side.
Sealed unit double glazed window to front.



Bedroom 2

12' x 9'10"

Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment and separate integrated shower. Glass shower screen. Fully tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to side with fitted blind.



Kitchen/Diner/Sitting Room

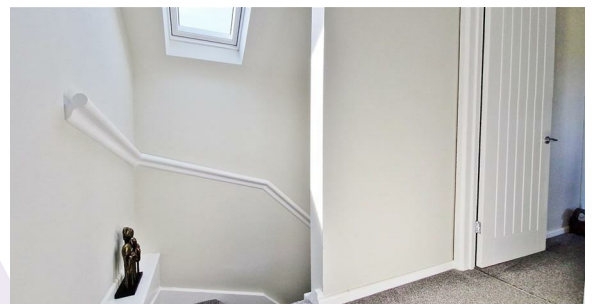
26' x 17'6"

Fitted with a range of modern handle less units. Bevelled edge worksurfaces with upstands. Inset bowl sink drainer unit with mixer tap. Inset three ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Integrated double oven, microwave, fridge/freezer. Further selection of matching units at both eye and floor level. Full length pull out larder style cupboard. Built in storage cupboard. Three radiators. Sealed unit double glazed French style doors giving access to rear with full length double glazed window panels to rear aspect.



First Floor Landing

Velux skylight. Doors to:-



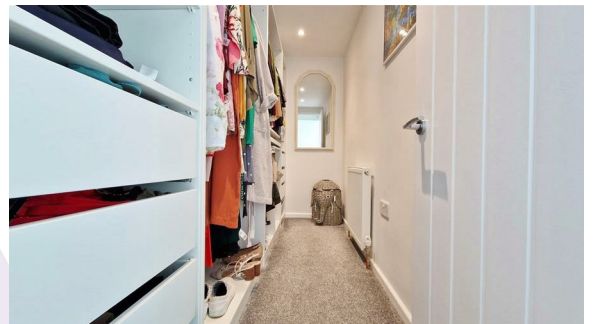
Bedroom 1

20' x 14'4"

Radiator. Vertical radiator. Two sealed unit French style doors to Juliette balcony with open views to the rear. Door to walk in wardrobe. Door to study/office with Velux skylight and eaves storage.



Walk-In Dressing Room



Office/Storage



Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Further patio area. Outside tap. Outside lighting. Private access door to garage with power and lighting connected and plumbing for washing machine. Enclosed by panelled fencing. Access to front via side.



Outside - Front

Hardstanding paved driveway providing off street parking. Part laid to lawn with well established borders stocking flowers, shrubs and bushes. Garage with electric roller door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

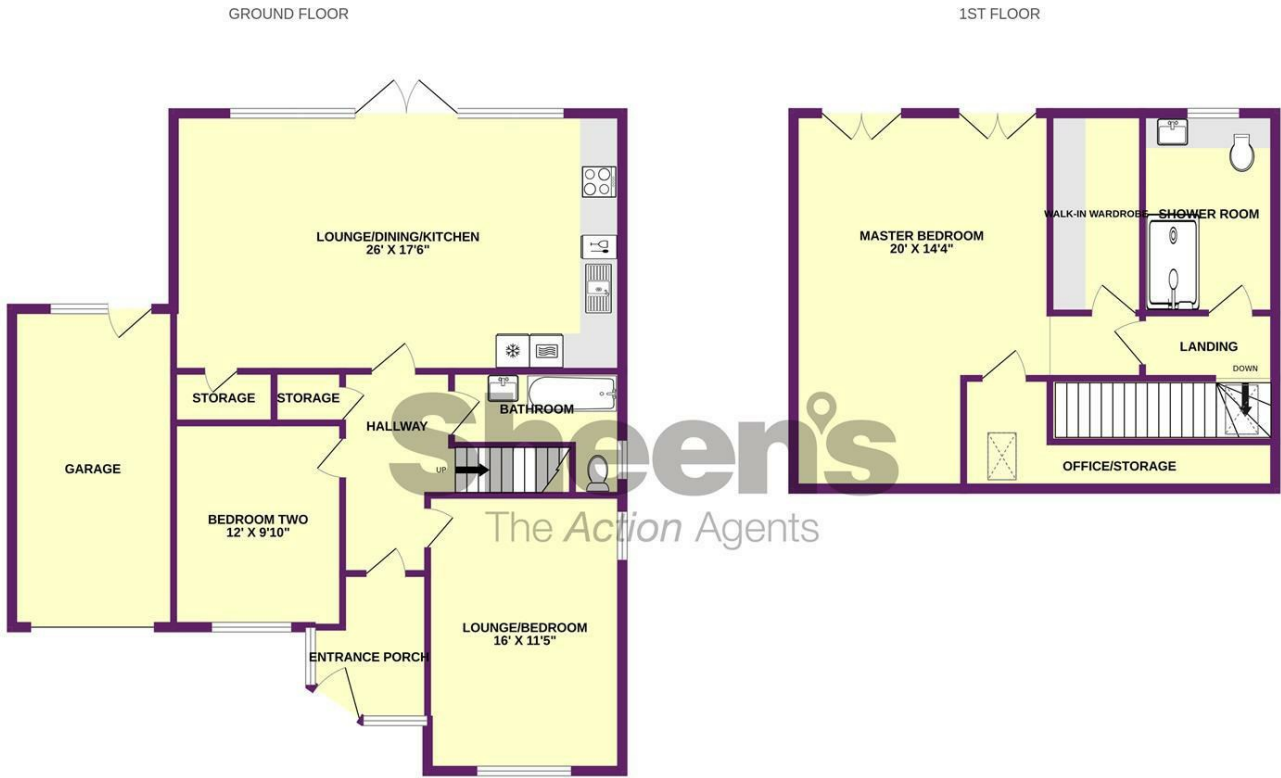
JAF/05.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

